

Attachment:408 (part a)

Proposed text and map changes required:

Maps:

1. Add the 'Special Character Overlay- Business' to all the sites affected by PC 33 as shown in Attachment One (being the approved maps of PC 33); and accordingly
2. Remove the 'pre-1944 building' demolition control from the same sites (as sufficient assessment work has been done to establish the 'character-defining' and 'character-supporting' buildings, which will be subject to demolition rules).

Text:

1. Part 2, Chapter E, Overlay objectives and policies, 3.1 Business and residential special character areas:

Add a new policy section, as follows:

"North Shore's special character business areas

64. Require any proposal, for demolition or removal of a special character defining or supporting building, to demonstrate that the loss of the building would not:
 - a. diminish the character of the area or its contribution to the cohesiveness or unique qualities of that character
 - b. represent the loss of a place that has considerable heritage value in its own right, or has some remnant value
 - c. disrupt important links between other special character defining or supporting places or features in the area, including links with scheduled heritage places.
65. Require buildings to maintain the traditional one to two storey scale of development so that new buildings do not dominate older buildings or neighbouring residential built heritage areas. On sloping sites or for sites with special features, up to three storeys (12.5m) may be appropriate, especially away from the main street frontages. In other instances, due to the character of the centre or neighbouring buildings or residential areas, development above single storey level (relative to road level) may not be appropriate.
66. Encourage traditional building forms appropriate to the context of the area while safeguarding residential amenity.
67. Require residential activities to locate above street level or behind the business activities fronting the street (allowing for access at ground level).

68. Enable residential activities to front minor streets or back lanes, but avoid residential development intruding into primary ground floor business areas.
69. Require all ground floor areas to have a strongly commercial function and character to a viable depth, with the design of the main frontage/s incorporating significant areas of unobscured shop display glazing and entries in traditional form to ensure good visual connection with the street.
70. Enable frontages to set back from the street in areas where industrial or general commercial uses have dominated historically, such as in Wynyard Street Devonport and parts of Hinemoa Street.
71. Require car parking to be located away from site frontages, and avoid vehicle crossings in prime retail frontages. Allow reduced or waived provision for on-site carparking or loading where this would enable better outcomes in terms of historic character and commercial viability, or where full or partial compliance would result in an adverse heritage effect.
72. Require the materials, decoration and colours used on new commercial buildings and alterations to respect and respond appropriately to the characteristics of buildings which contribute strongly to the historical or architectural character of the area. Avoid or soften commercial branding that could significantly detract from the special character of the area.
73. Encourage new developments and external alterations to existing buildings in the Wynyard Street (Devonport) locality take their cue from the historical 'industrial aesthetic' rather than the more formal (retail) styles of the Devonport centre, enable authentic contemporary designs that respect and respond to the existing fine-grained building and subdivision pattern of the street.

2. Part 3, Chapter J, Overlay rules, 3.1 Special Character Business:

Add to rule **3.1 Building height** new clause 2. and renumber as follows:

- "2. Buildings in the Special Character Business North Shore overlay must not exceed the height of the existing (or pre-existing) buildings on the site (notwithstanding any 'additional zone height control').
3. ~~2.~~ Buildings that do not comply with clauses 3.1.1 and 3.1.2 above are a discretionary activity."

Add new clause "**3.2 Residential at ground floor**":

- "1. Buildings in the Special Character Business North Shore overlay applying to any site must not contain dwellings on the ground floor, but may have entrance lobbies up to 2.5m wide.
2. Buildings that do not comply with this control are a discretionary activity."

3. Part 3, Chapter J, Overlay rules, 3.1 Special Character Business:

Add to clause 6 Special Character area maps in accordance with Attachment One, as follows (and amend such maps to show the sites that have 'character defining' and 'character supporting' buildings in accordance with Appendix 15O of approved Plan Change 33: Built Business Heritage Areas – see Attachment Two):

- 6.15 Devonport shopping centre
- 6.16 Devonport – Victoria Road
- 6.17 Devonport west sites
- 6.18 Devonport east sites – King Edward Parade
- 6.19 Devonport – Vauxhall Road area
- 6.20 Birkenhead – Hinemoa Street
- 6.21 Northcote Point – Queen Street

Making consequential amendments to the planning maps.

4. Part 3, Chapter J, Overlay rules, 3.1 Special Character Business – Appendix 10.1 (character statements):

Add to Appendix 10.1, commencing with number 14 (Devonport shopping centre), special character statements based on the relevant parts of the text in the document entitled "Revised Historic Character Statements for Proposed Plan Change 33" dated 13 December 2012 (being a 'section 32' document supporting approved PC 33) – see Attachment Three.